

EXHIBIT A

THIS D E E D, made this 29th day of June in the year nineteen hundred and forty five, by Newell B. Devilbiss and Kathleen P. Devilbiss, his wife, of Frederick County, State of Maryland, WITNESSETH that, for and in consideration of Ten Dollars and other good and valuable considerations the receipt of all of which is hereby acknowledged, we, the said Newell B. Devilbiss and Kathleen P. Devilbiss, his wife, do hereby grant and convey unto Raymond W. Baltzell, Carrie M. Baltzell, his wife, and Dorris L. Baltzell his daughter, as joint tenants, their heirs and assigns forever, in fee simple all of the following described parcel of land situated in the east side of Unionville in Frederick County, State of Maryland, it being a part of the land conveyed by Samuel J. Forney (widower) to Newell B. Devilbiss and Kathleen P. Devilbiss, his wife, by deed made October 31, 1944 and recorded in Liber No. 444, folio 320 &c., one of the Land Records of Frederick County, and by a survey made June 2, 1945, bounded as follows:

BEGINNING

at a stake now driven on the western boundary line of the whole tract of land of which this land is a part and S. $28\frac{1}{2}^{\circ}$ W., 16.4 rods from the extreme northern corner of said whole tract and running thence the six following lines of division now agreed upon, (1) S. $61\frac{1}{4}^{\circ}$ E., 11.1 rods to a post (stone to be planted), (2) S. $20\frac{1}{4}^{\circ}$ W., 12.56 rods to a stone to be planted; (3) N. $71\frac{1}{2}^{\circ}$ W., 3.16 rods to a stone to be planted just below a stonewall; (4) S. $85\frac{3}{4}^{\circ}$ W., 10.6 rods to a stone to be planted by the lower side of the private road into the buildings on this land; (5) S. 28° W., 3.32 rods to a stone to be planted on the approximate northern boundary of the State Road; (6) N. $29\frac{1}{4}^{\circ}$ W., 3.1 rods to intersect the shorter of the two western boundary lines of the whole tract of land of which this land is a part; thence with parts of these two western boundary lines as now surveyed, (7) N. 53° E. 5.68 rods to a stone to be planted; (8) N. $28\frac{1}{2}^{\circ}$ E., 15.25 rods to the ^{and 5 square rods} beginning and containing one and one fourth acres of land, be the same more or less;

TOGETHER WITH all of the buildings and improvements thereon and the rights, roads, ways, waters and appurtenances unto the same belonging or in anywise appertaining.

AND WE, the said Newell B. Devilbiss and Kathleen P. Devilbiss, his wife, do hereby covenant to warrant specially the property ^{hereby} conveyed, or